



# GARAGES-DETACHED

## DEFINITION- ACCESSORY BUILDING OR STRUCTURE

Section 154.003

A subordinate structure or building located on the same lot with and of nature incidental to the principle structure or building.

## DEFINITION- GARAGE PRIVATE

Section 154.003

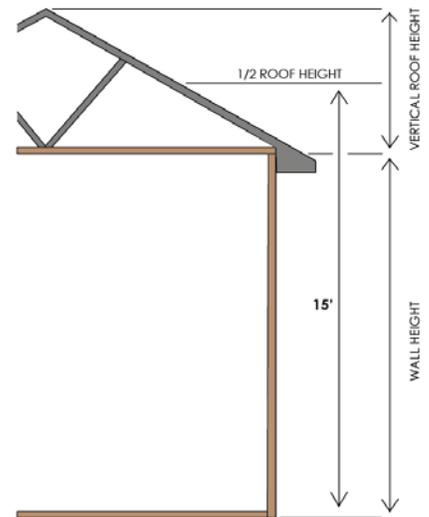
A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one truck of a rated capacity not in excess of one and one-half tons under the control of and used by the occupants of the principal building on the site.

## ACCESSORY USES- ACCESSORY BUILDINGS AND STRUCTURES

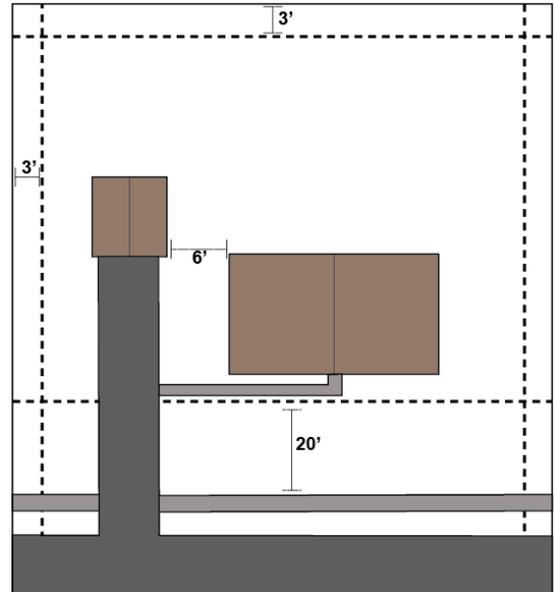
Section 154.010 (D) Supplemental Regulations

### 1. Accessory Buildings and Structures

- a) Size. The total square feet of an accessory building shall not exceed ten percent of the lot area, and in no case shall it exceed 1,000 square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not equal the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory.
- b) Height. Accessory buildings shall not exceed the height of the principal building. In no case, shall an accessory building exceed fifteen (15) feet in height or in the case of an accessory dwelling unit, then twenty (20) feet shall be the maximum height allowed.
- c) Location. A detached garage or other accessory buildings shall be located in the side or rear yard.



- d) Setbacks. Detached garages other accessory buildings including storage sheds shall be setback a minimum of three (3) feet from side and rear property lines or up to an easement line, but not on it, whichever is greater; and six (6) feet from the principal structure. An accessory building shall be considered as part of a principal building if it is located less than six feet from the principal building. Vehicles parked in a driveway or other area are not allowed to extend into or encroach upon the alley or street right-of-way. An attached garage is considered part of the principal structure and must meet setback requirements for principle structures.



- e) Corner Lot. A detached garage or other accessory buildings shall not be located closer than twenty (20) feet to the side lot line adjacent to the street.
- f) Number of Structures. No more than one (1) accessory building shall be constructed on a lot, except that one (1) additional storage shed may be allowed.
- g) Time of Construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is an accessory.
- h) Design. The design shall be consistent with the primary building; exterior materials shall be a product that is similar, but not limited to identical product, in terms of appearance, color, and durability.
- i) Multi-Family Uses. Common walls for accessory buildings may be required where common walls will eliminate unsightly and hazardous areas.
- j) Storage Shed. The total square feet of a storage shed shall contain a total of two hundred (200) square feet or less. The height shall be limited to twelve (12) feet at the peak of a



peaked roof or eight (8) feet to the top of a flat roof.  
Windows will be allowed only on one wall.

## **LANDSCAPING**

### Section 154.010 (F) Landscape Coverage

4. All residential district properties are encouraged to have diversified landscaping in addition to the landscaping required in setback areas for free-standing, detached structures. All landscaped areas are encouraged to be developed with live deciduous and coniferous plants, grass, trees, and shrubs which provide a variety of color, texture, height, and forms consistent with the needs of the site and other elements of the plan. The landscaped areas may contain, but not limited to, some decorated stones, wood, patio blocks, sculptures, and other appropriate ornamental features. Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be referred to smaller, disconnected areas.

- a. R-1 District- Single Family Residential District. All areas, except for buildings, driveways, and approved parking areas, shall be landscaped as described above. Landscaping may include retaining the natural landscape where appropriate. At least sixty percent (60%) of the front yard must be landscaped.
- b. R-2 District- Mixed Residential District. All areas, except for buildings, driveways and approved parking areas, shall be landscaped as described above. Landscaping may include retaining the natural landscape where appropriate. At least fifty percent (50%) of the front yard must be landscaped.
- c. R-3 District- Multiple Family Residential District. All areas, except for buildings, driveways and approved parking areas, shall be landscaped as described above. This includes retaining the natural landscape where appropriate. Screening shall be provided and established to protect and screen potential functional, use or density incompatibilities, including those related to streets, county, state roads and parking lots.
- d. MU-3 District- Corridor Mixed-Use District. All areas, except for buildings, driveways and approved parking areas, shall be landscaped as described above. Where possible, a minimum of two percent (2%) of the site may provide for diversified landscaping that allows infiltration of storm water. Screening shall be provided and established to protect and screen abutting residential districts.



## **OFF-STREET PARKING AND LOADING**

### Section 154.010 (J)

4. Construction and Maintenance
  - a. Surfacing. Parking areas, driveways, and parking lots shall be surfaced with an all-weather dustless material consisting of bituminous, brick, concrete pavers or concrete or an alternative material as approved by the Zoning Administrator.
9. Off-Street Parking Standards for Residential Districts
  - a. Truck or bus parking in Residential Districts. Off-street parking of commercially licensed trucks, trailers or buses with a gross weight of over six tons shall be prohibited, except for deliveries or unloading. Trucks, trailers or buses of less than six tons gross weight shall not be stored in the front yard.
  - b. Vehicle storage. All vehicles personal, recreational, or commercial shall be stored or parked on a driveway surface.
  - c. Setbacks. New driveways and off-street parking shall be setback a minimum of three (3) feet from side property lines
  - d. Location of parking. Required off-street parking spaces shall be provided on the same lot.
  - e. Driveways, Authorized Parking Areas, and Authorized Garages.
    - i) Driveways must lead to and abut a vehicles access door having a width of at least eight (8) feet. Driveways must not exceed a twenty-two (22) foot maximum width at the property line.
    - ii) Existing driveways which do not lead to an authorized parking area must be removed or landscaped.
    - iii) Existing driveways which provide access to an authorized parking area or authorized garage shall be improved/surfaced according to the section, however, if the driveway leads to an unpaved street or alley, a waiver to the surface requirement explaining the reason and justification for this request will be considered by the City.
    - iv) Required number of off-street parking spaces. The minimum number of required off-street parking spaces are located in Table 8.

*Updated 12-09-2015*



# NOTE: ADDITION INFORMATION REGARDING ACCESSORY BUILDINGS

Provided by: Minnesota State Building Code

## SECTION R302 FIRE-RESISTANT CONSTRUCTION

**R302.1 Exterior walls.** Construction, projections, openings and penetrations of *exterior walls* of *dwelling*s and accessory buildings shall comply with Table R302.1(1); or *dwelling*s equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2).

### Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *dwelling*s and *accessory structures* located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

## SECTION R302 FIRE-RESISTANT CONSTRUCTION

**R302.1 Exterior walls.** Construction, projections, openings and penetrations of *exterior walls* of *dwelling*s and accessory

TABLE R302.1(1)  
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance-rated	1 hour—tested in accordance with ASTM E 199 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance-rated	0 hours	≥ 5 feet
Projections	Fire-resistance-rated	1 hour on the underside <sup>a</sup>	≥ 2 feet to < 5 feet
	Not fire-resistance-rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

a. 1-hour on the underside equates to one layer of 1/2-inch type X gypsum sheathing. Openings are not allowed.



